

Rockville Town Square – Grand Openings 2006

Phase I Block by Block

Library

- Serves as north anchor of Town Center
- Entrance faces public plaza
- Three floors
- Ground breaking anticipated in winter 2004-05
- Opening fall 2006

Parking Garages

- 3 public parking garages
- 1 private parking garage
- Overall parking to include more than 1,900 public parking spaces

Public Plaza

- Focal point/mid-point of Town Center
- Open space to provide area for public events (Hometown Holidays, Rockville Art and Music Festival, etc.)
- Convenient pedestrian thoroughfare for all Town Center elements
- Encourages seating and gatherings
- Pavilion and water feature

Residential & Retail

- 630 premiere one-, two- and three-bed room residential units
- 4 or 5 stories of residential above retail
- 175,000 sq. ft. of retail/restaurant space

Foulger-Pratt Rockville Metro Plaza

- Located at corner of East Middle Lane and Route 355
- Building 1 complete
- Buildings 2 and 3, approved for approximately 370,519 square feet of office space; 19,494 square feet of retail space
- Buildings 1, 2 and 3 to include 620,000 square feet total space

Refer to the color coded stars for location of the different components of Rockville Town Center.



New Streets

- Maryland Avenue extension, Newmarket Street for vehicular and pedestrian traffic
- Designed to be a pedestrian environment with wide sidewalks between East Middle Lane and Beall Avenue
- Maryland Avenue will continue north across East Middle Lane; current phase includes extension to Beall Avenue
- Newmarket Street begins at East Middle Lane to Beall Avenue
- Both streets to be lined with retail establishments and trees and include on-street parking, benches and sidewalk cafés
- Newmarket Street can be closed off for festivals

Town Center Time Line — Building Toward Rockville's Future

UPDATED FALL 2004

1995	2000-01	JULY 18, 2001	OCTOBER 2001	WINTER 2001-02	JUNE 17, 2002	DECEMBER 2002	MARCH 2003	MAY 2003	SEPT. 9, 2003	JULY 10, 2003	DEC. 12, 2003	JUNE 15, 2004	AUGUST 2004	SEPT.-DEC. 2004	LATE FALL 2006
Rockville Mall Demolished	Regal Cinema/ Restaurant Row Opens (E. Montgomery Ave.)	Mayor and Council Hold First Public Hearing on Town Center Plan	Town Center Master Plan Adopted	Preliminary Site Design and Negotiations Begin	Site Selected for New Rockville Regional Library	Non-binding Agreement Reached Between City, Montgomery County Executive and Federal Realty Investment Trust	Design Guidelines and Acquisition of Shopping Center on N. Washington St. Approved	Maryland Board of Public Works Approves \$1 Million to Help Fund Town Center Parking Garage	City, Federal Realty, Montgomery County and RD Rockville Sign Town Center General Development Agreement	RD Rockville, LLC, Under Its Entities S.J. Ross Development and DANAC Corporation, Named Residential Co-Developer	Montgomery County Council Approves \$12 Million to Help Fund Town Center	Town Square Groundbreaking	Demolition Begins on Former Shopping Center on N. Washington Street	Excavation of Site and Installation of Utilities	Opening of Library, Public Town Square, First Public Parking Garage and Retail and Residential Projects